INVENTORY

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

CHAPTER I

INVENTORY

A. Existing Land Uses

True to its heritage as an agricultural community, the major land use in the Round Hill planning area continues to be agriculture. Only about 10% of the planning area is scattered with low density rural residential development. Commercial uses are concentrated within the corporate limits of the Town of Round Hill, with the exception of the Hill High Orchard Store, which is located in the planning area along Route 7, west of the Town. Table 1, page 8 indicates the percentage of land in the planning area in each land use category. Figure 5, page 9 illustrates the location of these uses.

Although growth in the Round Hill planning area has been relatively slow to date, recent purchases of farmland adjacent to the Town by a number of residential development firms suggests that the nature of land use surrounding the Town may soon change.

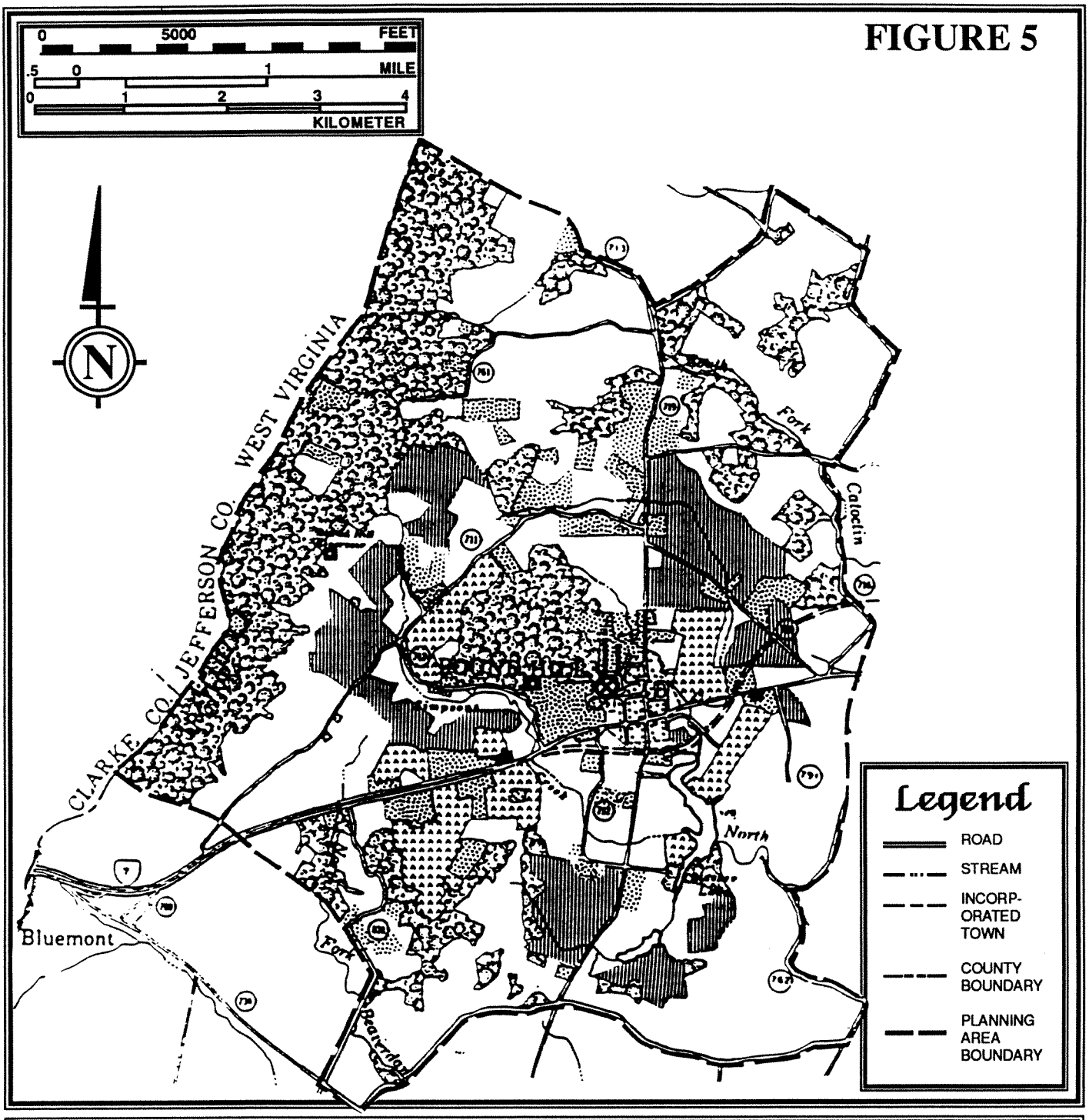
TABLE 1
EXISTING LAND USES IN THE ROUND HILL PLANNING AREA

Use	Approximate Acreage	Percentage
Agricultural	10,064	73.46%
Open Space/Forestal	1,900	13.87%
Residential	1,716	12.53%
Industrial	2	.02%
Commercial	6	.04%
Government/Community Facilities	11	.08%
	13,700	100%

B. Existing Population

In 1980, the U. S. Census Bureau estimated the population of the Town of Round Hill to be 510. According to building permits issued by the County during the last seven years, that estimate had increased to approximately 520 people in 1988. The population of the planning area, which does not include the Town, totals approximately 1,055 people. In 1988, the average number of persons per household in the planning area and the Town was estimated to be 2.9.

FIGURE 5



EXISTING LAND USE

- RESIDENTIAL
- WOODLAND
- CROPS
- ORCHARD
- PASTURE
- INSTITUTIONAL
- INDUSTRIAL
- PROPOSED ROAD
- COMMERCIAL

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

C. Existing Zoning

The County's Zoning Ordinance is instrumental in the implementation of community land use decisions and policies established in the County's area plans. In general, the zoning in the Round Hill planning area reflects its rural character and agricultural roots. Approximately 93% or 12,760 acres of land in the planning area is zoned A-3. This zoning district is intended for agriculture, single family residences on large lots and a variety of other low intensity land uses where central utilities are generally unavailable. A maximum density of one house per three acres is allowed in the A-3 zoning district.

In addition to agriculturally oriented zoning, a number of rural landowners in the planning area have agreed to participate in County Agricultural Districts. Approximately 2,300 acres of land in the planning area is included in one of three agricultural districts partially located within the Round Hill planning area (see Figure 6, page 11).

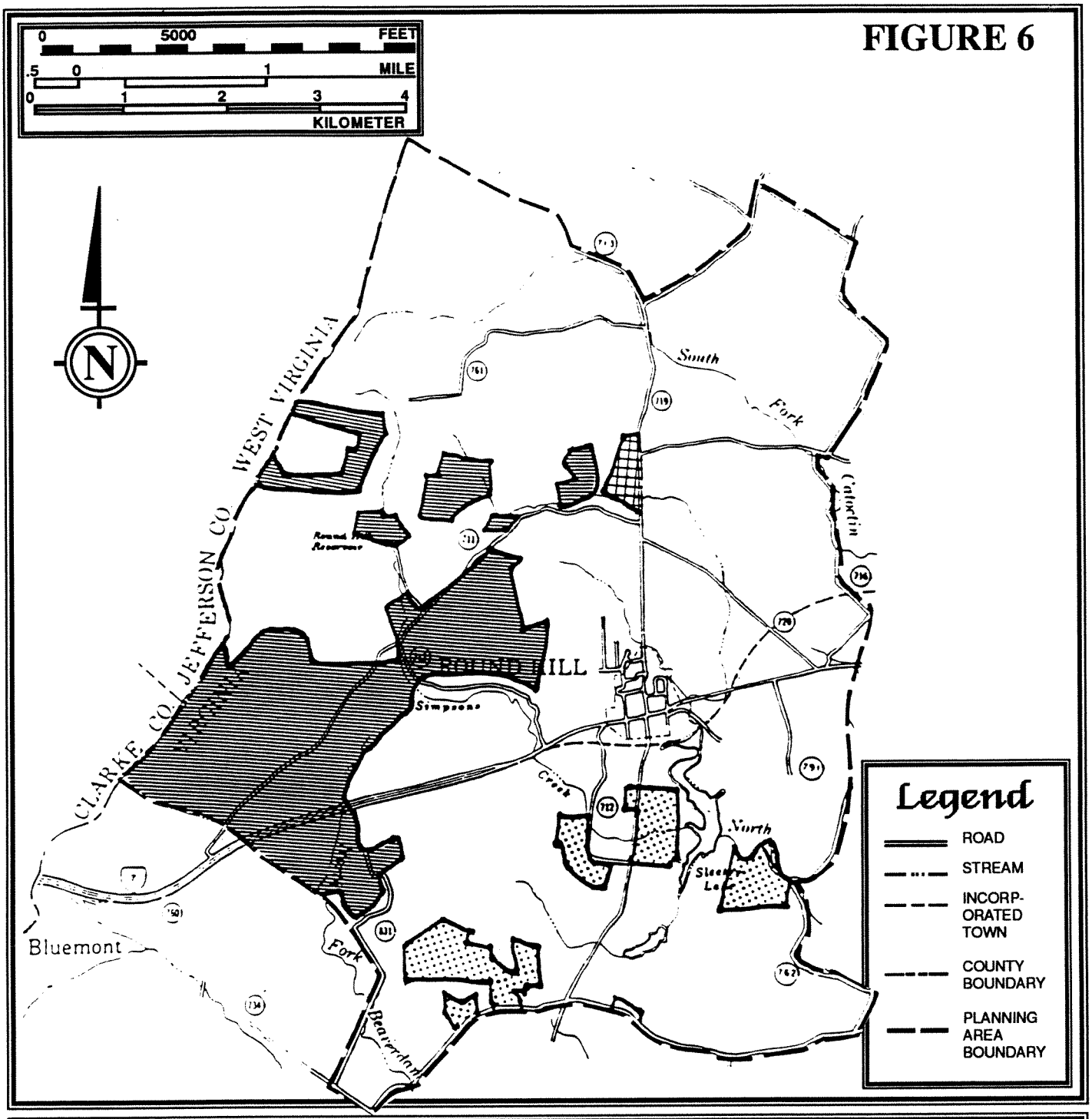
Owners of land in the three agricultural districts, Airmont, Bluemont and Hillsboro, have voluntarily agreed to limit development densities within the districts for a period of four years to one unit per ten acres, rather than the one unit per three acres which would be permitted by the underlying A-3 zoning. The additional zoning restrictions will be in effect on these properties until 1992.

Besides the many acres of A-3 zoning in the planning area, there are also several acres immediately surrounding the Town of Round Hill zoned R-1 and R-2 which allow for more dense residential development. Only a small parcel of land outside the Town's boundary is zoned for industrial use to accommodate the Town's sewer treatment plant. This two acre parcel was zoned I-1 in the 1960's in order to accommodate a juice bottling plant which is no longer in operation. Because commercial land uses are generally concentrated within the Town, there is no existing commercially zoned land in the planning area. Table 2, page 10 identifies the approximate acreage of land in each zoning district and Figure 7, page 12, illustrates the general location of these districts.

TABLE 2
APPROXIMATE ACREAGE OF LAND
IN EACH ZONING DISTRICT

Zoning District	Acreage	Percentage
A-3	12,760	93.14%
R-1	853	6.23%
R-2	85	.62%
I-1	2	.01%
	13,700	100%

FIGURE 6



AGRICULTURAL AND FORESTAL DISTRICTS

HILLSBORO (ADOPTED 4-11-88)

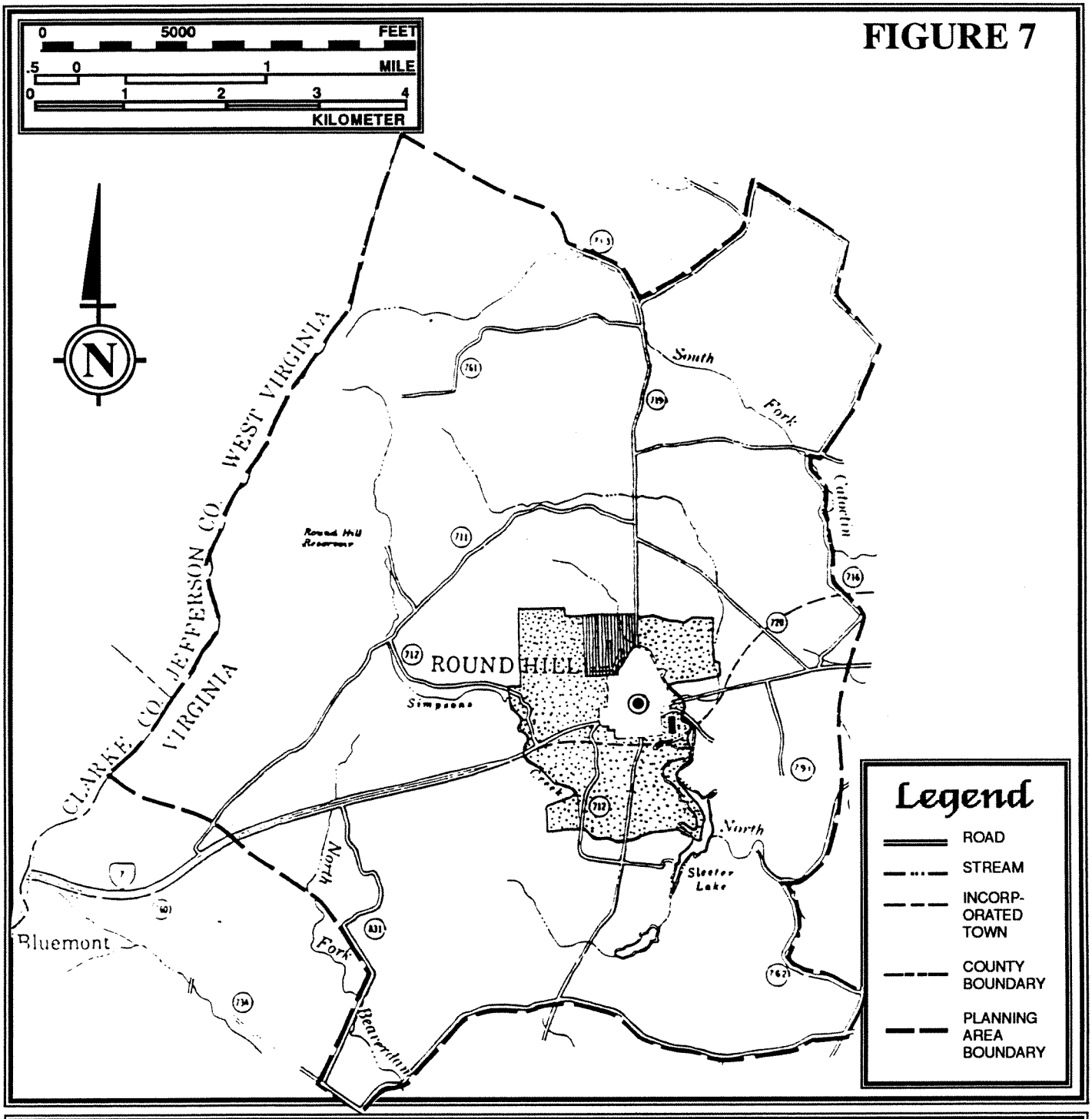
AIRMONT (ADOPTED 6-20-88)

BLUEMONT (ADOPTED 6-20-88)

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

FIGURE 7



EXISTING ZONING

- A-3
- R-1
- R-2
- I-1
- TOWN ZONING

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

D. Recent Development Activity

To date, growth in the Round Hill planning area has been gradual for a number of reasons. A shortage of vacant land and a limited water supply have hampered development within the corporate limits of the Town of Round Hill. Additionally, County policies restricting the extension of sewer lines beyond the corporate limits, coupled with the Town's water supply problem have, to some extent, constrained development potential in the planning area. However, as employment opportunities in the Washington Metropolitan area have edged westward decreasing the distance between Round Hill and relatively new employment centers such as Reston, Eastern Loudoun and Tyson's Corner, the planning area has begun experiencing increased pressure for residential development.

In the past, the small number of rural residential subdivisions which have occurred in the planning area have been developed using individual wells and on-site sewage disposal systems. More recently, residential developers controlling land surrounding the Town have offered to provide water to the Town in exchange for capacity in the Town's sewage treatment plant. These proposals have accelerated the rate of development pressure in the Round Hill planning area.

The County has approved a request for a 170 lot golf course community on a 626 acre tract to the southwest of the Town of Round Hill known as Stoneleigh. As part of this subdivision proposal, the applicants requested approval of a Commission Permit and Special Exception to allow the extension of central utilities to the site. In exchange for Town sewer service to the site, the applicant has offered to provide additional water capacity to the Town of Round Hill. Two smaller subdivisions, Hillwood Oaks and Greenwood Commons, both located to the north of the Town, received preliminary subdivision approval from the County. Each of these subdivisions will be served by central sewer lines from the Town. Two other subdivisions have been approved by the County: Bartestree Court, a 7-lot subdivision, and Devonshire, proposing 37 lots. Neither of these subdivisions require public sewer or water service.

In addition to these subdivision applications, a rezoning application for the Hill High Orchard property has been submitted. The applicant is requesting a rezoning of 12 acres from A-3 to PD-CH. At this time, the application has not yet been referred to the Planning Commission for review.

E. Land Ownership

The Round Hill planning area is composed largely of agricultural landholdings, many over 100 acres in size. The largest single farm in the planning area, the Eckles property, is composed of two parcels totaling approximately 618 acres, and is located adjacent to the Town of Round Hill to the east and on both sides of Route 7. Round Hill Associates, a Washington based development company, has assembled a number of agricultural properties surrounding the incorporated Town totaling over 1,000 acres. The company has announced its intention to develop a new residential community on this vast assemblage of land. A list of other significant landholdings in the planning area appears in Table 3, page 14. Figure 8, page 16 identifies the location of these large properties.

TABLE 3

MAJOR LANDHOLDINGS OF 100 ACRES OR MORE
(as of September 6, 1988)

HOLDING NUMBER	TAX MAP	OWNER	ACREAGE	ZONING
1	23-9A	Absentee	106.90	A-3, M
2	23-12; 33-1C, 12, 13 33-15E, 16A, 17A	Absentee	213.21	A-3, M
3	23-13, 24-22, 24, 15	Local	698.25	A-3, M
4	24-21A, 21D	Absentee	125.07	A-3, M
5	24-27, 34-92	Absentee	218.33	A-3, M
6	24-29, 29-B	Absentee	191.39	A-3, M
7	24-29A	Absentee	142.48	A-3, M
8	33-15A, 17, 18, 19 33 ((2)) 1-7	Absentee	445.95	A-3, M
9	33-25	Local	387.81	A-3, M, Ag
10	33-27	Local	100.70	A-3, M, Ag
11	33-38	Absentee	112.51	A-3, M, Ag
12	33-36, 36B, 34-12, 12D	Local	338.84	A-3, M, Ag
13	33-38	Absentee	112.51	A-3, M, Ag
14	33-38A	Absentee	124.60	A-3, M
15	34-10, 10B, 17A, 34-90C, 90D 90E, 43-15, 56, 57, 58, 43-64	Absentee	1208.13	A-3, R-1, M
16	34-31, 32B, 42-70, 43-8, 10 10A, 43-11A, 11B	Absentee	273.17	A-3, M

M- Mountainside Overlay
Ag- Agricultural District

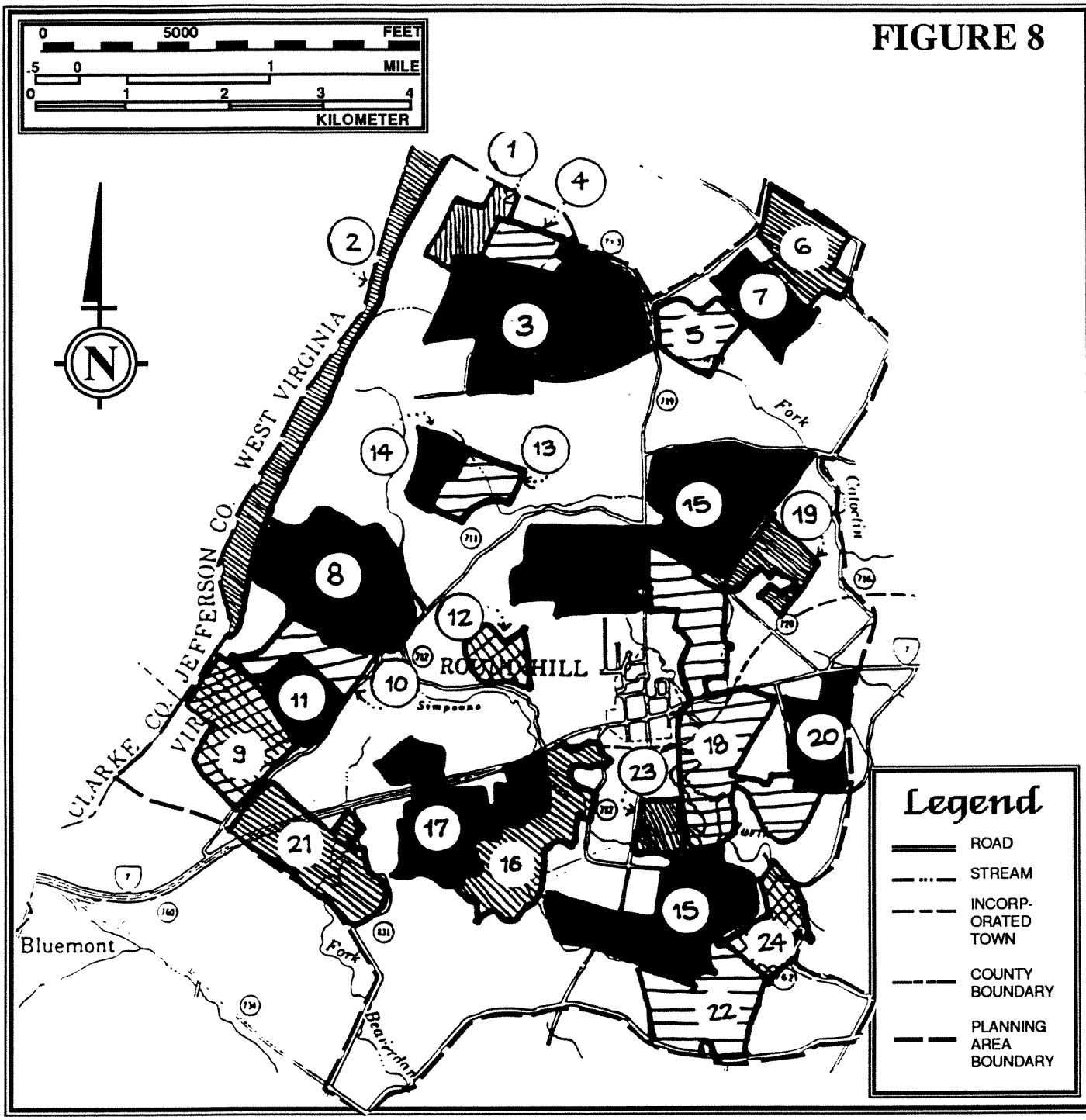
TABLE 3 (Continued)

MAJOR LANDHOLDINGS OF 100 ACRES OR MORE
(as of September 6, 1988)

HOLDING NUMBER	TAX MAP	OWNER	ACREAGE	ZONING
17	34-34	Absentee	300.90	A-3, R-1, M
18	34-65, 65D, 82A	Absentee	615.42	A-3, R-1
19	34-87A	Absentee	138.00	A-3
20	35-86 (P), 87	Local	225.91	A-3
21	42-2, 66, 67	Local	417.58	A-3, Ag
22	43-55	Absentee	196.14	A-3, Ag
23	43-65	Absentee	128.50	A-3, R-1
24	43-69	Local	164.64	A-3

M- Mountainside Overlay
Ag- Agricultural District
(P)- Portion Included

FIGURE 8



MAJOR LANDHOLDINGS

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

F. Historic Resources

Although the Round Hill area was originally occupied by native American Indians, non-native settlers began to establish the area as a farming community early in the 18th century when the 1722 Treaty of Albany prohibited native American Indians from migrating east of the Blue Ridge Mountains. The completion of the Snickersville Gap Turnpike in 1833 established a strong transportation and trade link between the Round Hill area and other communities to the east. In 1875, when this transportation link was further strengthened with the extension of a railroad line to Round Hill, the Town and surrounding area became a destination for vacationing Washingtonians, thereby giving impetus to a strong tourist trade and summer hotel and boarding house industry.

The Round Hill planning area is rich in historic sites and structures which reflect a two hundred and fifty year history of relatively stable cultural and economic activity. In the planning area surrounding the incorporated Town are many farmhouses, log structures, rural roads, stone walls lining roads and fields, outbuildings and bridges, which give evidence of the cultural heritage which early settlers passed on from their European ancestors to their American descendants. Many of the buildings have additions which show the results of changes in architectural style and fashion, as well as changes in economic prosperity, physical needs and building technology.

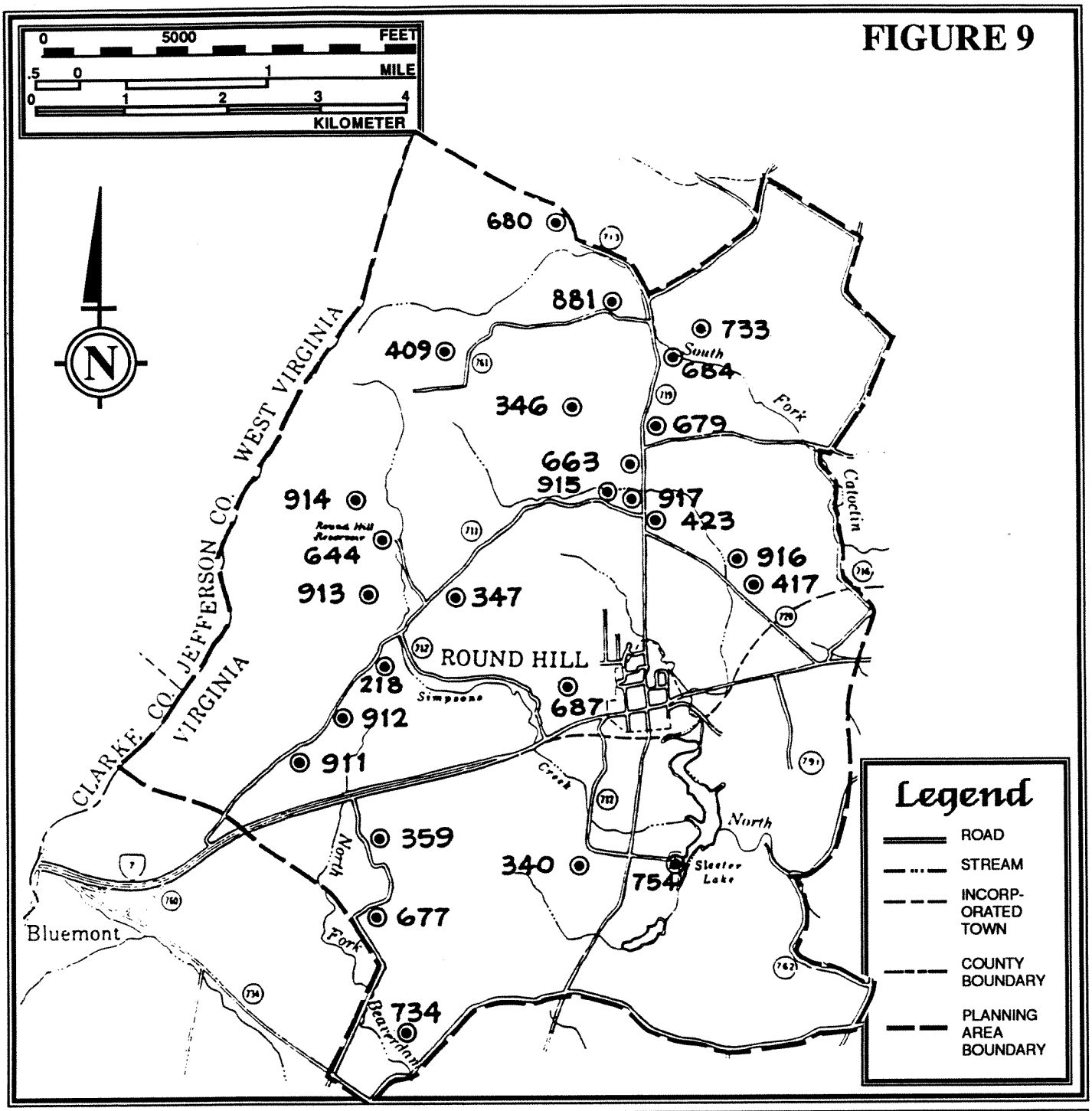
The Virginia Historic Landmarks Commission (VHLC) has compiled an inventory of historic sites and structures within the Round Hill area which are located outside the corporate limits of the Town. This list includes most of the historically important sites and structures in the area and, in addition, includes a designation of those sites which have the greatest historical significance based upon the character, quality and condition of their architectural, historic, or archaeological features. Figure 9, page 18, illustrates the location of sites in the planning area which have been surveyed and Table 4, page 19 provides a short description of these buildings, structures or sites.

The Town of Round Hill itself is an important historic site and contains many historically significant buildings and properties within its corporate limits. The Town is a well-preserved example of a 19th century Virginia railroad stop and agricultural center. Much of the original fabric of the Town remains, providing clear physical and architectural evidence of the Town's evolution from an 18th century outpost to a 20th century agricultural center, summer resort and later "bedroom" community. A complete inventory of individual sites within the Town has not yet been compiled. A partial list of sites around the Town is available, as compiled by the Virginia Historic Landmarks Commission, and supplemented by members of the Round Hill Area Planning Council.

G. Public Utilities and Facilities

Various public utilities and facilities, such as schools, sewer and water service, fire and rescue services, police protection, solid waste disposal, parks and libraries, are necessary to provide essential and beneficial public services to County residents and to promote and protect public health, safety and welfare. These public services contribute to the quality and character of a community. The demand for services and public facilities varies with the mix of land uses and mix of people within a community.

FIGURE 9



HISTORIC SITES

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

TABLE 4

SITES AND STRUCTURES SURVEYED BY THE VIRGINIA DIVISION OF HISTORIC LANDMARKS

VHCL#	DESCRIPTION
53-680	Springfield: Two-story house of native rubble stone, built in early 1800's by William Osburn.
53-881	Highland Farm: Two-story mid 19th century stone house with frame addition that dates from late 19th century.
53-733	Jonella Farm: Early 19th century two-story stone house with mid 19th century farm addition.
53-409	Hillside Hobby ("The Little Fortress"): One of the oldest houses in Loudoun County, a one and one-half story rubble stone structure with painted tin roof. A dated stone in the east gable indicates 1778.
53-684	Chimney at site.
53-346	Cherry Grove: Two story stone dwelling, first section probably built by John Osburn about 1735.
53-679	Thomas Osburn House (Woodgrove Meadows): A Fine example of a mid 19th century stone farmhouse. Two-story structure with three interior end chimneys and an unusual slate gable roof over main house.
53-915	Feldspar Farm: Two-story stone house built in the early 19th century, with a front frame addition built in the late 19th century.
53-917	Abandoned Log House: Two-story, late 19th century log structure with V-notched corners and tin gable roof. Interior has been gutted.
53-423	Woodgrove: Early 19th century two and one half story stone dwelling with addition built in 1909.
53-914	Abandoned House: Two-story, log house with weatherboard, typical of vernacular mountain homestead, probably built in the mid 19th century.
53-644	Morris Osburn House: Two-story diamond notch log house dating to the late 1700's. Built for or by Morris Osburn. It is, according to the Virginia Historic Landmarks Commission survey form, the only known example (to date) in Northern Virginia of a two-story log house with a corner fireplace chimney centered on the gable end.
53-916	C. J. Kennedy House: A simple one and one-half story stone structure with a gable roof and a log addition, probably built in the mid 18th century.

TABLE 4 (Continued)

SITES AND STRUCTURES SURVEYED BY THE VIRGINIA DIVISION OF HISTORIC LANDMARKS

VHCL#	DESCRIPTION
53-417	Tippitt Hill.
53-913	Craven James House (Brookdale Farm): Good example of a late 18th century stone farmhouse. Two-story, basically square structure with interior end chimneys.
53-218	David Thomas House: Two-story native field stone house built by David Thomas in 1788.
53-687	Walraven: Unusual two-story small stone house with single corner chimney probably built in the late 18th century.
53-912	Phineas Osburn House: Single-story stone building built in early 19th century with frame addition. Original house burned in the 1950's and only the stone kitchen wing remains.
53-911	Joseph Thomas House ("Glenowen"): Late 18th or early 19th century two-story, two-room plan stone farmhouse with interior end chimneys.
53-754	Edward Frost House.
53-340	Runnymeade: One of the early Swedish Morastuga stone houses in the County although greatly altered over the years. Probably built in the late 18th century.
53-359	Lowery House (John Marks, Jr., House): One and one-half story native field stone house most likely built in the late 1800's. Excellent example of Morastuga design.
53-677	Kelley House.
53-734	Bunker Hill Farm: Three bay two-story federal style rural dwelling with flemish bond brickwork on the front and five course American bond on the gable ends and rear walls.
53-276	W&OD Railroad Bed: Abandoned railroad right-of-way of the Washington and Old Dominion Rail Line which ran from Alexandria to Bluemont in the early 20th century.
53-663	Woodgrove School.

The Round Hill planning area is, for the most part, rural in character and the demand and need for specific public services, at this time, are generally consistent with the habits and lifestyles of rural citizens. However, in planning for the Round Hill area, the impact of public utilities, particularly sewer and water availability, on the type and timing of future development is critical and must be understood and taken into consideration. It must also be recognized that public utility decisions made by the Town of Round Hill will have considerable implications for development of the County planning area. The following section describes the existing facilities and utilities which presently serve the Round Hill planning area. Figure 10, page 22 illustrates the location of these facilities in the planning area.

1. Water

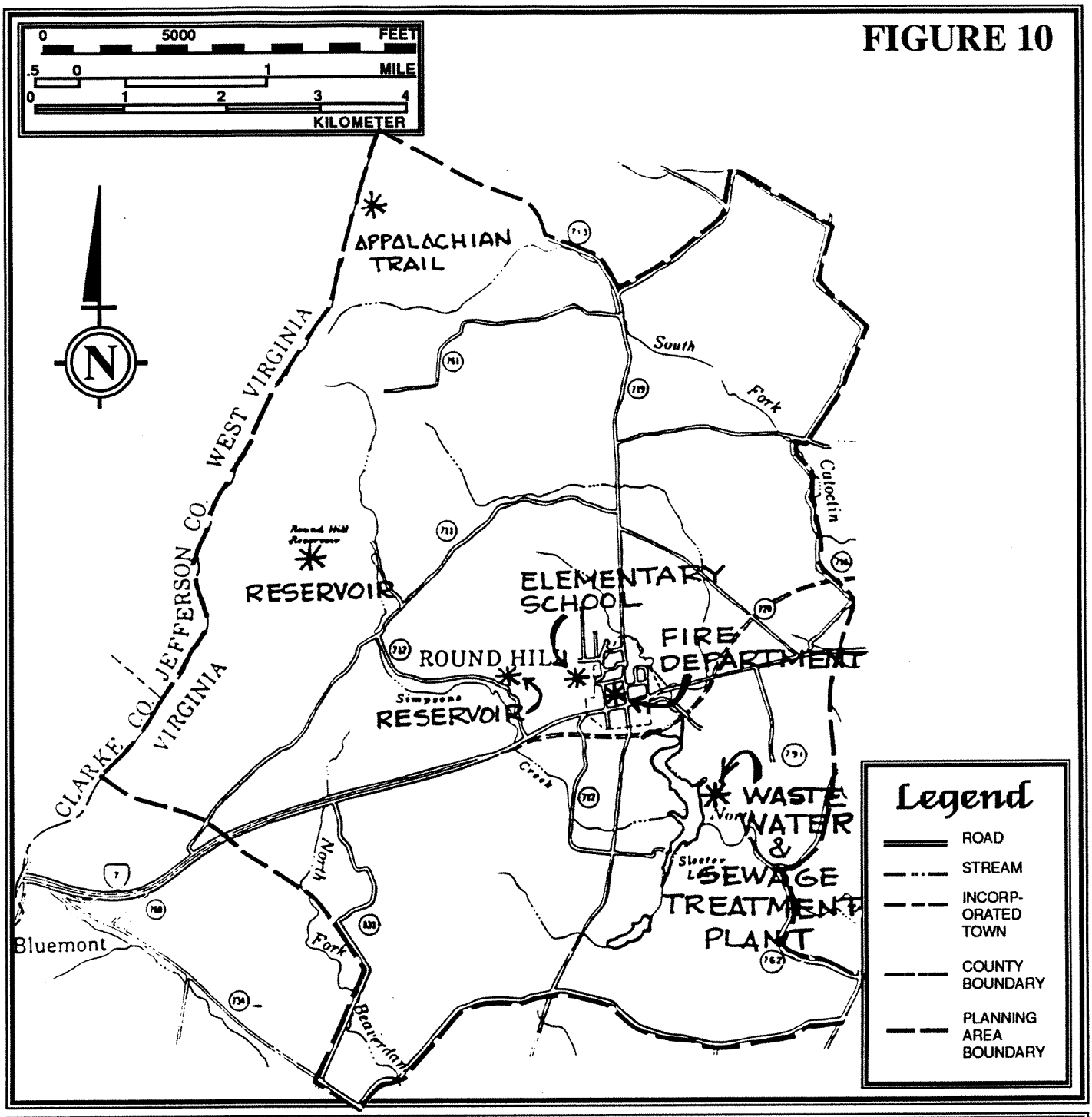
Most of the residents of the Round Hill planning area rely on individual wells to meet their water needs. Continued or extensive development on individual wells, particularly of high intensity uses, is uncertain for two reasons: groundwater quality and groundwater quantity.

Water capacities in most of western Loudoun's underlying geological formations are largely unpredictable and consequently, possibly inadequate for future water needs. Large volume withdrawals or new well systems may, without warning, deplete underground aquifers of natural water resources. Additionally, wells have the potential for being contaminated and rendered useless by pollution sources such as failing septic systems, leaking fuel tanks or improper disposal of noxious waste. While it is unlikely that intensive development will occur in the planning area without a central water system, continued rural residential development on three acre lots can occur under present zoning and subdivision regulations on individual private wells. Although it is possible that many problems associated with water quantity may be avoided by careful preconstruction testing and the use of advanced well drilling technology, residential development on individual wells will continue to need careful monitoring to reduce the possibility of the health risks described above. An alternative to individual well systems in rural areas is a community well system. While these systems would also require careful monitoring, a centralized community well system might reduce the risk of contamination from individual septic systems and simplify monitoring procedures.

The possibility of extending existing Town water lines into the planning area outside the corporate limits is also uncertain. There are serious problems regarding both the quality and quantity of the public water supply for the citizens of the Town of Round Hill and the surrounding vicinity. The supply shortages, emergency rationing, and poor quality of the Town's water supply have been well publicized from the mid-1970's to the present.

The Town's existing water system serves the residents within the corporate limits, some residents adjacent to the Town, and the County's Round Hill Elementary School which is located just outside the Town. There are about 260 service connections to the water system, 160 within Town and 100 outside the Town, using a total of about 40,000 gallons per day. The school accounts for about 1,500 gallons per day and all other users account for approximately 38,500 gallons. Including the school, the average use per connection is estimated to be 150 gpd.

FIGURE 10



PUBLIC FACILITIES

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

Three springs located in the Blue Ridge Mountains about two miles (northwest) of the Town of Round Hill, are the source of the Town's public water supply. A 10,000,000 gallon reservoir is located on the mountain ridge and is fed directly by the springs. The water is then transported via a 4" cast iron pipe from the large reservoir to a smaller 200,000 gallon reservoir just outside the western boundary of the Town. From there a 6" pipe carries water into the Town's distribution system. Water held in the small reservoir is treated with chlorine.

In 1987, the Town began improving water distribution lines which serve individual users in the Town. Ninety-five percent of the Town's 60 year old water lines have been replaced with new 8" water lines. Although these line replacements have improved the Town's water system somewhat, the Town is still under a 1975 mandate of the Virginia Health Department to upgrade the quality of its water to meet minimum State health standards. Therefore, the Town continues to pursue alternatives for solving its water supply and water quality problems.

The Town has been working with a number of property owners interested in assisting the Town in resolving its water supply problem. Recently, the Town has made agreements to extend sewer lines to the Stoneleigh tract outside the Town's limits. In exchange, the developer has offered to supplement the Town's water supply with additional wells. Another possibility for increasing the Town's water supply would involve the use of Sleeter's Lake as a public water source. The Virginia State Health Department approved the lake as a source of drinking water in 1987. As a result, the Loudoun County Planning Commission voted in 1987 to recommend that the Board examine the feasibility of using Sleeter's Lake as a public water source. Although a detailed evaluation of the lake as a water source has not yet taken place, owners of the lake and several hundred acres surrounding the lake have indicated that rather than using the lake as a source of public drinking water they may be willing to assist the Town in its water supply dilemma through the dedication of additional wells to the Town. Regardless of which water supply alternatives the Town and County pursue, it is evident that improvements to the existing system must be made if the area is to grow safely.

2. Sewer

Most of the residents of the Round Hill planning area are served by individual, private, on-site septic tank disposal systems. All of the buildings outside the corporate limits have such systems with the exception of some properties in the Hillwood Estates Subdivision which are connected to the Town's central sewer system . The Town of Round Hill operates a sewage treatment plant which serves most of the residents and businesses within the corporate limits of Round Hill.

The Town's sewage treatment plant and distribution lines were constructed in 1978. The plant has an existing treatment capacity of 100,000 gallons per day (gpd) with the capability to expand to 200,000 gallons. Although the Town has also evaluated the potential for incremental plant expansions to 300,000 or 400,000 gallons per day, the Town has not at this time made a decision regarding possible expansions beyond 200,000 gpd. The plant is currently operating at 40% capacity, processing 40,000 gallons of sewerage per day from approximately 260 residential and commercial taps.

It is clear that the Town's sewer plant is more than adequate to meet the existing needs of the Town and even some of the vacant land surrounding the Town. It should be noted however, that due to a 1974 agreement between the Town and former owners of the 600 acre Eckles Farm, 100,000 gallons of sewer capacity is reserved specifically for development of that

tract. Therefore, while there is potential for growth in the planning area based on existing sewer capacity, expansions beyond the 200,000 gpd plant capacity and any sewer line extensions beyond the corporate limits of the Town must be closely coordinated between the Town and the County and with members of the development community to ensure that development occurs in an orderly and desirable pattern.

3. Transportation

The transportation system which serves the Round Hill planning area consists mainly of primary and secondary State roads which are maintained by the Virginia Department of Transportation (VDOT). Of the approximately 40 miles of State roads serving the planning area, Route 7 is the most essential transportation corridor.

The Town of Round Hill and the planning area are bisected by Route 7, a two lane primary highway which provides access to the area from the east and west. Route 7 has served as the primary transportation route for commuters traveling to and from jobs in the Metropolitan Washington Area since the discontinuation of railroad service to Round Hill in the 1960's. The average daily traffic count (ADT) on Route 7 recorded in 1987 between Round Hill and Hamilton was 9,935 vehicles per day and between Round Hill and Bluemont was 7,220. Completion of the proposed Route 7 Bypass around Round Hill should lessen traffic volumes considerably on Route 7 through the Town in the future.

The Round Hill planning area and the Town are also served by several secondary roads. One of these secondary roads, Route 719, acts as the area's major north - south corridor. In 1984, this two lane paved road had an average daily traffic count of approximately 940 from Route 716 at the northern edge of the planning area to Route 7. South of Route 7, to Route 725, the average daily traffic count for Route 719 was approximately 1,160. Of the remaining secondary roads serving the planning area, only Routes 690, 734 and 761 are paved. Routes 711, 712, 713, 720, 725, 762, 791 and 831 are gravel surfaced or unpaved. Each of these roads, except 690, which is at the perimeter of the planning area, carry considerably lower volumes of traffic than Route 719.

In addition to the State road system, AMTRAK and the B&O Railroad Companies provide rail service from Martinsburg, West Virginia, to Washington, D.C. This railroad can be used for commuting from Loudoun County to work places in Washington, D.C. The train runs through Maryland, and can be boarded at Harpers Ferry, West Virginia, Brunswick, Maryland, or Point of Rocks, Maryland. Although most commuters in the area still rely on carpools and automobiles and the Route 7 corridor to get to employment centers in Fairfax and Washington, the train provides an option for those who must travel downtown.

4. Recreation

Although there are no County operated park facilities located within the boundaries of the Round Hill planning area, the area is served by a variety of County operated facilities located in nearby towns and villages and by the Federally owned and maintained Appalachian Trail. The Loudoun Valley Community Center in Purcellville and the Bluemont Community Center offer a variety of active recreational facilities including a basketball court, softball fields, playgrounds and tennis courts. These community centers also offer classrooms for a variety of community service programs. In addition to County owned and operated community facilities, Round Hill Elementary School, which is owned by the Loudoun County School Board, offers

additional recreational facilities including two little league softball fields, a baseball field, soccer fields and a tennis court.

The western edge of the Round Hill planning area is crossed by a portion of the Appalachian Trail which is owned by the Federal Government. However, there are no public trails located in the planning area which lead to this important national recreational facility. The Northern Virginia Regional Park Authority (NVRPA) owns and maintains the Washington and Old Dominion (W&OD) Trail which is a 45 mile linear park built on the former railroad bed of the W&OD railway. The trail stretches from Alexandria to Purcellville and serves hikers, bicyclists and horseback riders throughout Northern Virginia. Although the park presently terminates at the former train station in Purcellville, the abandoned railroad right-of-way continues west through Round Hill and Bluemont and eventually ties into the Appalachian Trail. Although the W&OD right-of-way is in private ownership west of Purcellville, it is the goal of the NVRPA to pursue an extension of the W&OD all the way to the Appalachian Trail. Therefore, the location of the abandoned railroad right-of-way in the Round Hill planning area should be taken into consideration in planning for the area and in planning for future recreational facilities.

5. Public Safety

The combined volunteer fire and rescue squad located in the Town of Round Hill, near the intersection of Route 7 and Route 719, answers calls in the Town and within the planning area boundaries. The volunteer company, with an active membership of 43 volunteers, maintains a rolling stock inventory of two ambulances, a water tanker, a brush truck and a fire attack pumper. The Loudoun County Sheriff's Department provides police protection for the Town of Round Hill and its environs. Although the Sheriff's Department's main facilities are in Leesburg, the County does maintain a small sub-station in Round Hill.

6. Schools and Libraries

There is only one school located within the Round Hill planning area, Round Hill Elementary School. In 1987, Round Hill Elementary had an enrollment of 186 students, and was operating below its program capacity of 239. The middle school and high school which serve residents of the Town of Round Hill and the planning area are both located to the east, in the Town of Purcellville. Blue Ridge Middle School with an enrollment of 566 in 1987 operated below its program capacity of 914. Loudoun Valley High School which serves all of western Loudoun County has a program capacity of 1,211 and a 1987 enrollment of 989 students.

Since the Round Hill planning area does not have its own library facility, the Purcellville Public Library serves the residents of this area. The Purcellville Public Library, which is part of the County's library system, is the largest library in western Loudoun County. The library contains approximately 50,000 books and also offers micro-film readers, records, periodicals, reference materials and bookmobile services. In addition to the Purcellville Library, there is a public library located in Bluemont, at the Bluemont Community Center. The library, which is not an official County branch library, contains approximately 6,500 books and is staffed by volunteers.

H. Natural Resources and Environment

The natural environment is a fundamental influence on land use and planning. Generally, areas which are not suited for development, such as steep slopes, poor soils and floodplains remain undeveloped because the environmental constraints cannot be overcome or because these areas are protected from development by County, State or Federal regulations. Land use conflicts can occur and development pressures can accelerate, however, when technological improvements can be employed to overcome environmental constraints to development. Increasing development pressures in the Round Hill planning area have also brought increased interest in the development of prime agricultural land. This area plan will be valuable in striking a balance between the pressures and impacts of development and the preservation of important natural resources. The following is a general overview of natural resources in the Round Hill planning area.

1. Water/Hydrological Resources

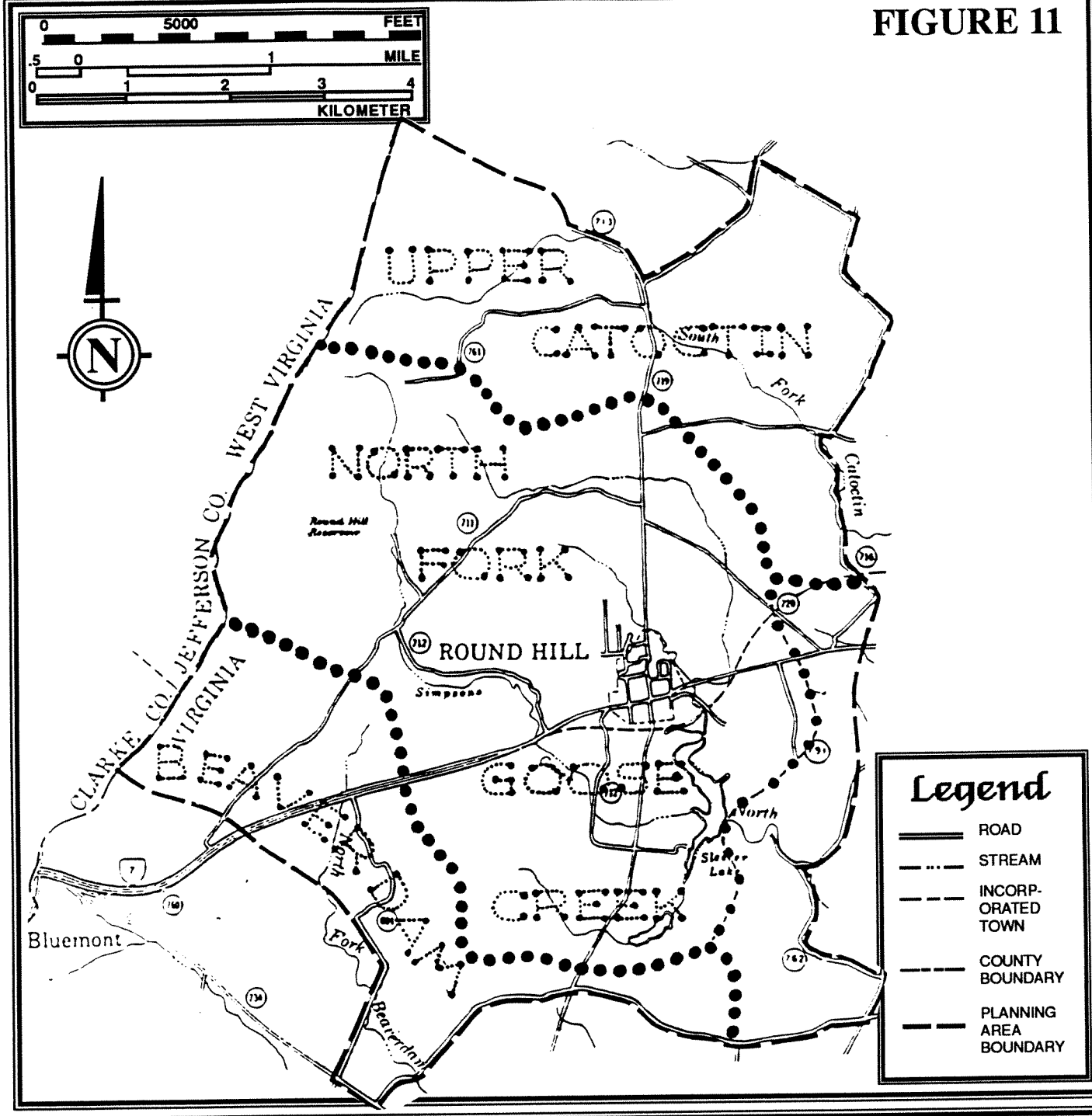
The Round Hill planning area is divided into three watersheds of the Potomac River Basin (see Figure 11, page 27). Two ridgelines, one near the northern boundary of the planning area and one near the southern boundary, divide the majority of the planning area into the Goose Creek watershed. The small portion of the planning area which lies to the north of the Goose Creek watershed is part of the Catoctin Creek watershed. To the south of Goose Creek watershed, the southern portion of the planning area lies in the Beaver Dam watershed. Approximately 560 acres of land in the planning area are located within the 100-year floodplain of Simpson's Creek, Sleeter's Lake, and tributaries to Catoctin, Goose and Beaverdam Creeks (see Figure 12, page 28). Since existing County policies designate floodplain areas as environmentally critical, land uses within floodplains will be subject to special zoning regulations.

2. Geology/Mineral Resources

The majority of the Round Hill planning area is located in the Piedmont Upland physiographic province, which lies between the Blue Ridge Mountains and the Catoctin Ridge. The underlying geologic formation is mostly greenstone, and altered igneous rock originally formed by volcanic action. The portion of the planning area located along the Blue Ridge Mountains is in the Blue Ridge physiographic province, made up of hard igneous and metamorphic rock such as schist, granite and quartz.

The rock formations underlying the Round Hill planning area are crystalline, rather than porous, and well yields as well as recharge sources for groundwater are derived from fractures within these formations. As a result, although groundwater is of generally high quality, supplies can be inconsistent and difficult to locate. These rock formations may also pose other difficulties for development in the planning area. Depending upon the depth of soil covering these hard bedrock formations, blasting may be required prior to or during construction.

FIGURE 11



WATERSHEDS

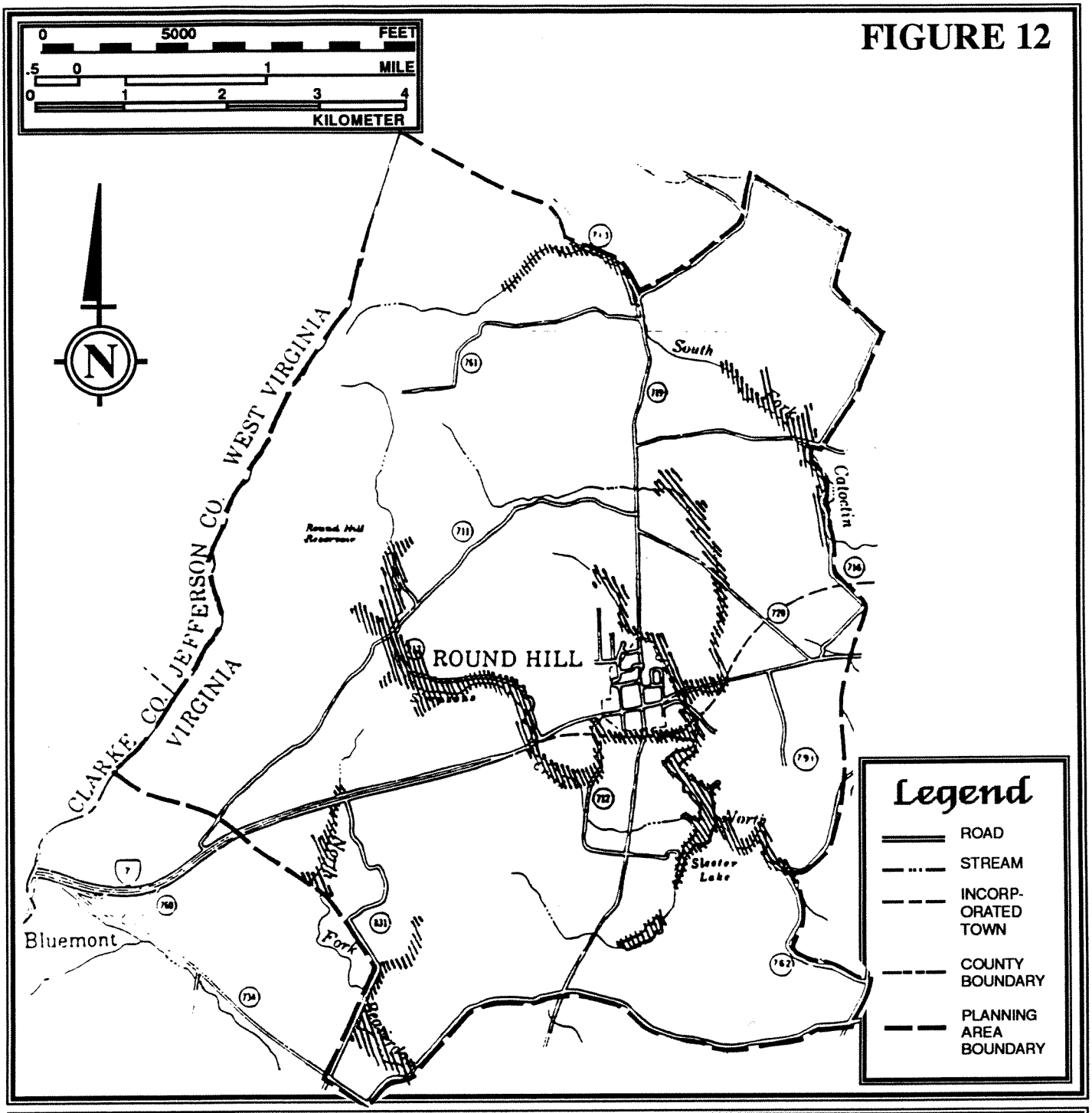
•••••••••• MAJOR WATERSHEDS

•—•—•—•—•—• SUBWATERSHEDS

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

FIGURE 12



100-YR FLOODPLAIN

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

3. Topography/Steep Slopes

The lay of the land in the Round Hill planning area varies dramatically from gentle slopes over most of the area to the steep slopes of the Blue Ridge Mountains. Elevations in the area vary from approximately 450 feet above sea level to a high of 1712 feet on one of the peaks of the Blue Ridge. There are several significant knolls in the foothills area. One of these is Round Top, which lies southwest of the Town and is the feature after which the Town is named. Any land in the planning area over 700 feet in elevation is subject to specific County regulations in accordance with the County's Mountainside Overlay Zoning District (see Figure 13, page 30). The regulations limit land use activity on properties which are located over 700 feet in elevation and, in particular, on steep slopes of 15 to 25% or greater. Steep slopes need to be maintained in order to minimize erosion, downstream flooding, structural damage to roads and buildings and environmental pollution (see Figure 14, page 31).

4. Soil Resources

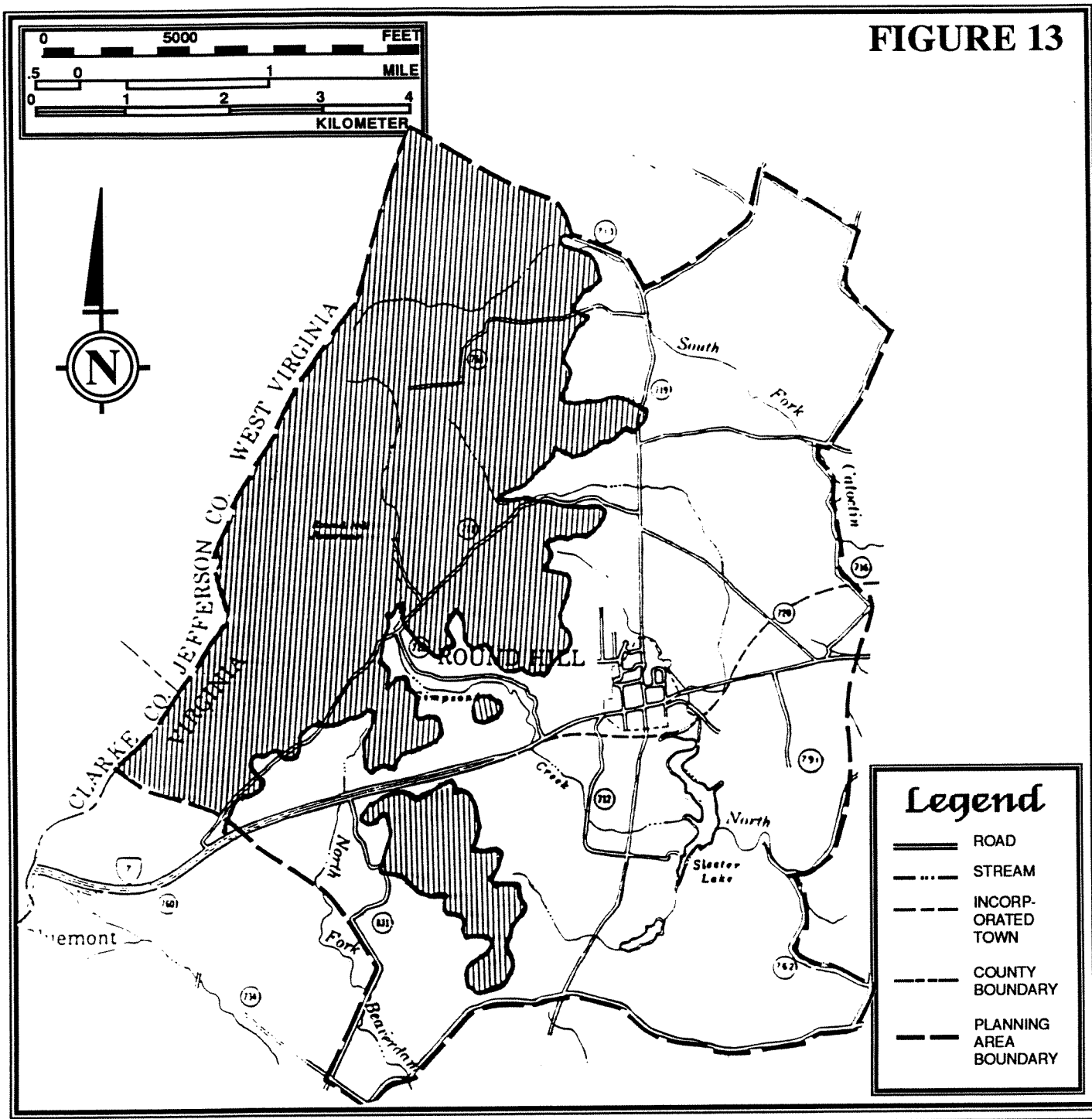
The Round Hill planning area is composed of a variety of soil types (as illustrated in Figure 15, page 32). The majority of the Round Hill planning area is covered with soils which are considered suitable for agricultural activities. While only approximately one-fifth of the soil in the planning area is considered prime agricultural soil for crops, much of the remaining area is well suited for hay production, pastureland or orchards. Because the majority of soils in the planning area are generally loamy and well drained, much of the area is well suited for development on well and septic or on central sewer and water (see Figures 16 and 17, pages 33 and 34). Soils which are found in the western portion of the planning area, along the Blue Ridge, are generally thin, with hard rock just beneath the soils' surface. Along the Blue Ridge, there are also rock outcrops which are devoid of soil coverage.

5. Forestal and Wildlife Resources

Approximately 25% of the planning area is wooded, mostly by hardwoods such as Hickory and Oak but also by evergreen stands such as Cedar or Virginia Pine. These forested areas are scattered over the planning area except at the western edge along the Blue Ridge Mountains where large forested areas cover the mountainside. These wooded areas serve to stabilize soil, slow water runoff, provide plant and animal habitats, moderate climatic changes, provide scenic beauty and provide a source for commercial lumber and heating fuel.

There is no existing detailed inventory of wildlife species and habitats in the Round Hill area or the County as a whole. However, general wildlife management concepts should be considered when planning for new development. For example, linear corridors such as stream valleys, floodplains and utility right-of-ways function as feeding, resting and breeding grounds for many varieties of wildlife. These corridors can be preserved and incorporated into the design of new developments as utility and storm drainage easements, floodplains and open space.

FIGURE 13

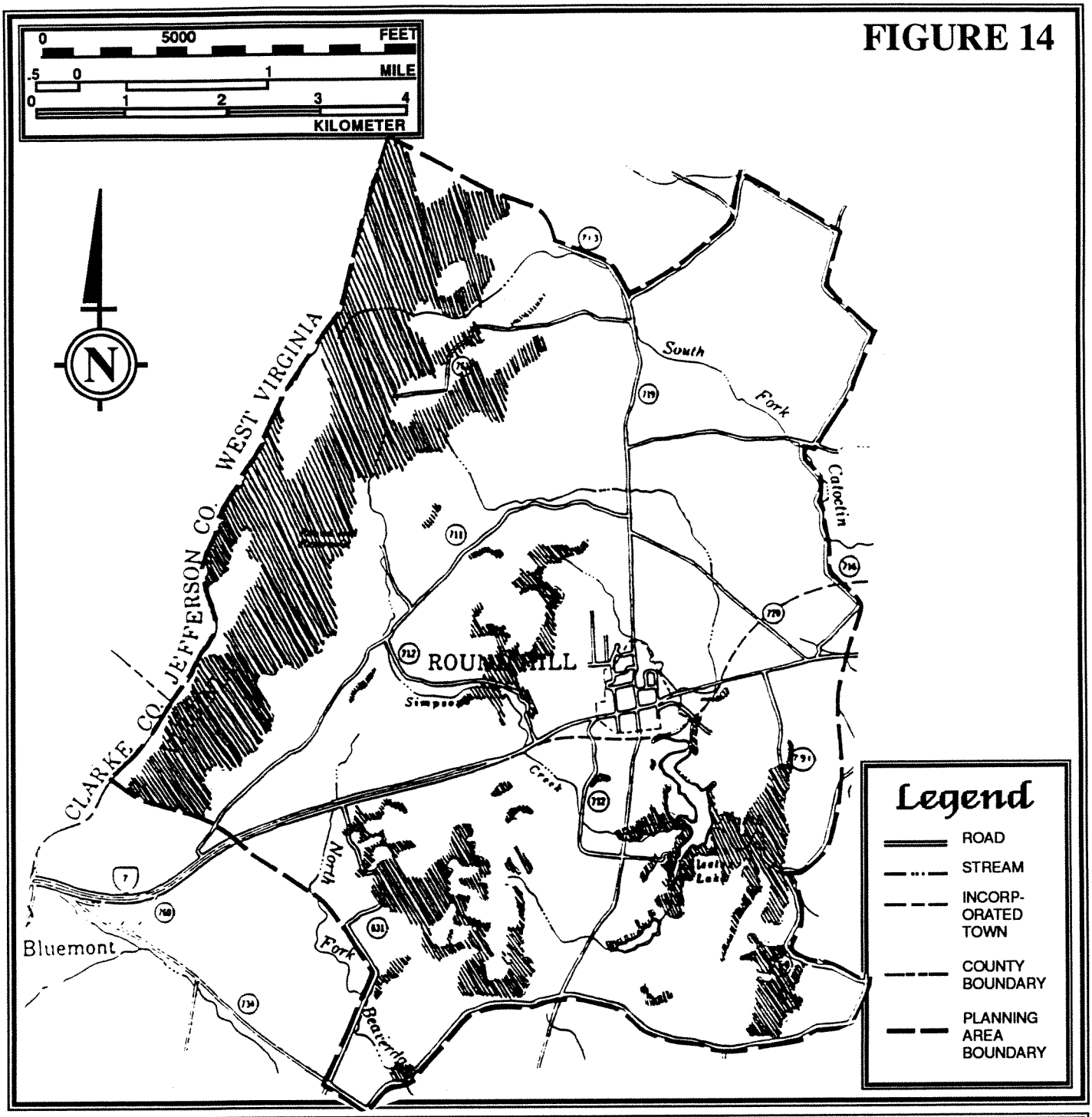


MOUNTAINSIDE OVERLAY

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

FIGURE 14

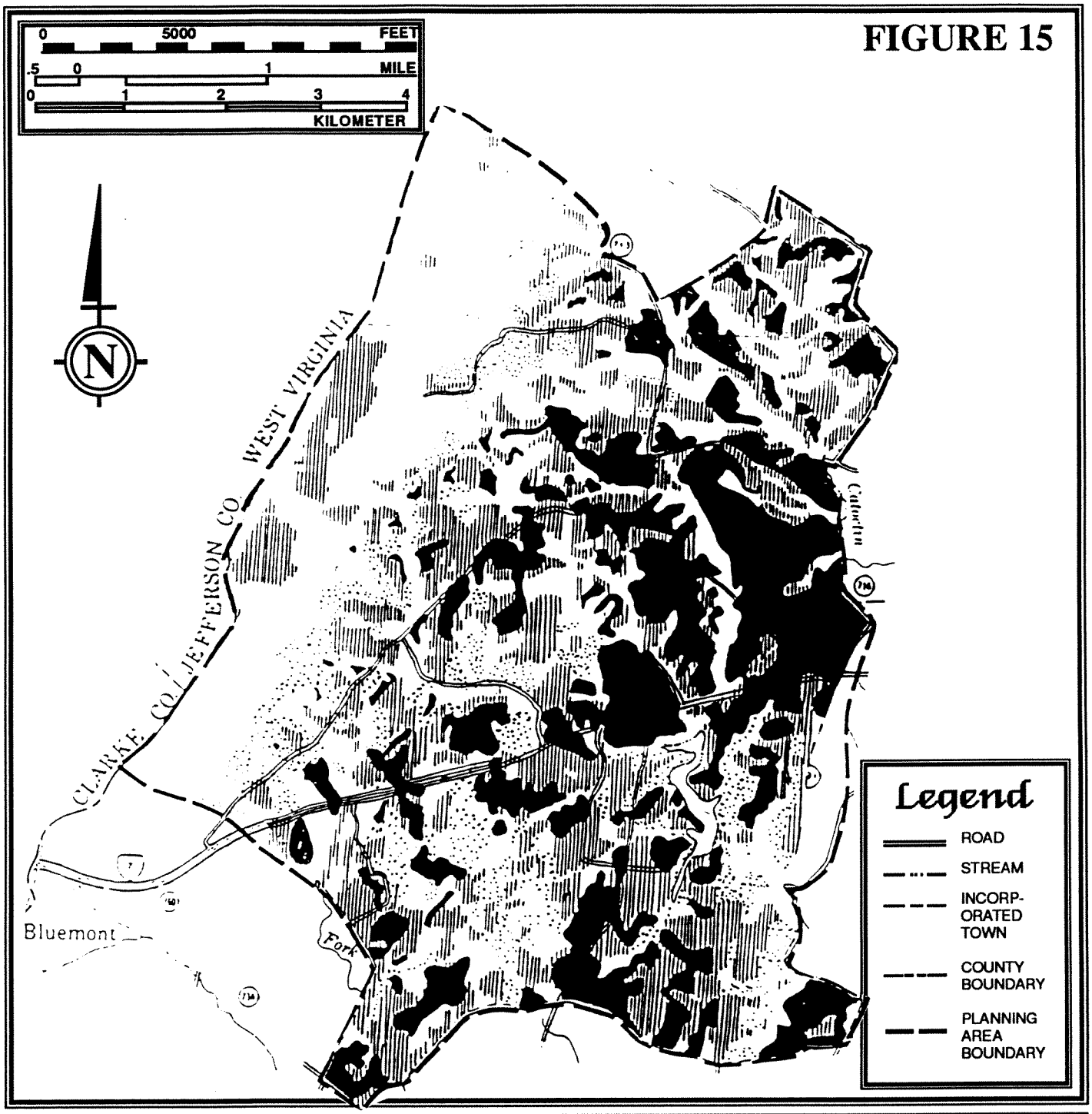


SLOPES > 15%

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

FIGURE 15



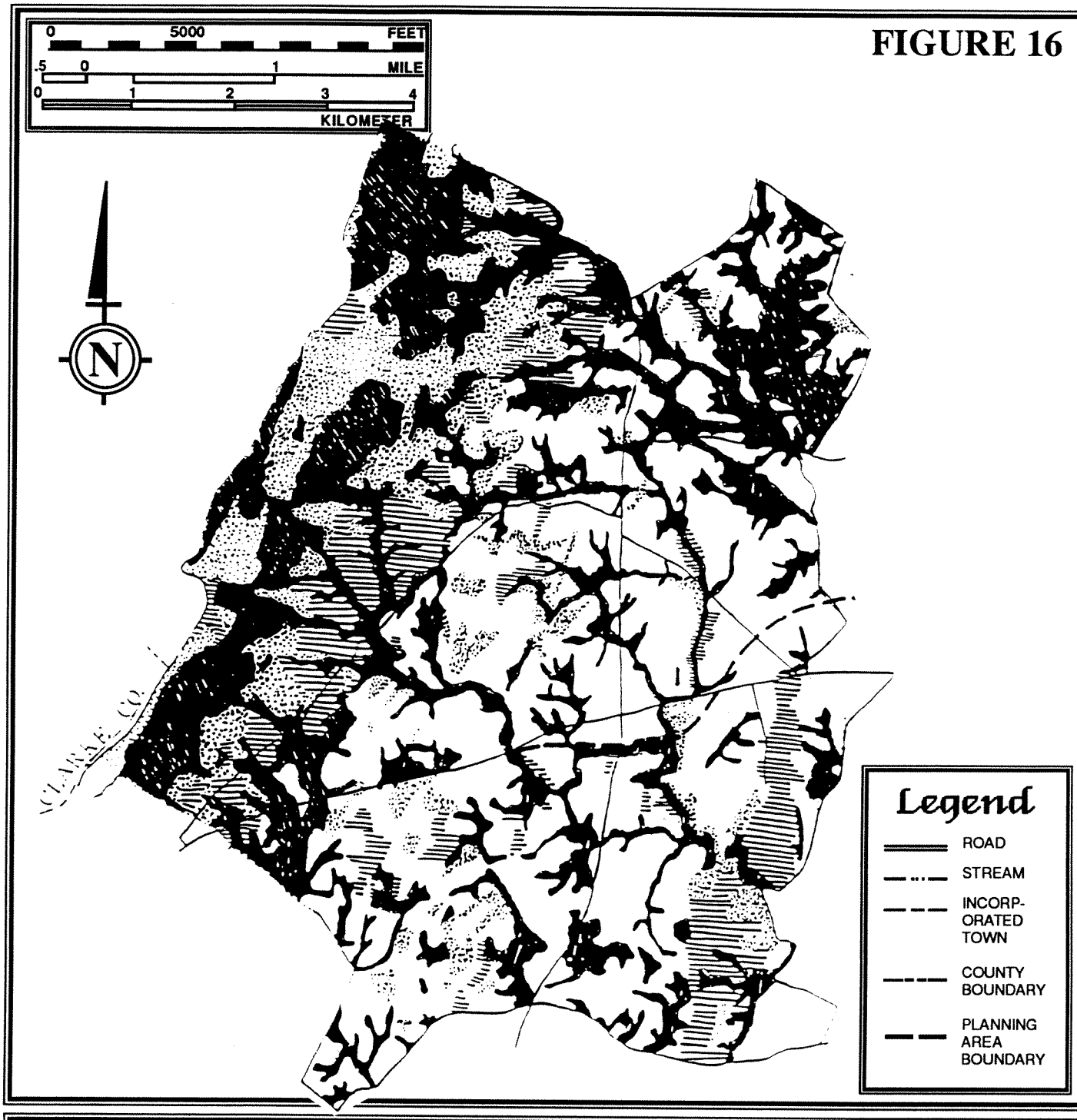
AGRICULTURAL SOIL SUITABILITY

PRIME
SECONDARY
UNIQUE
POOR

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

FIGURE 16



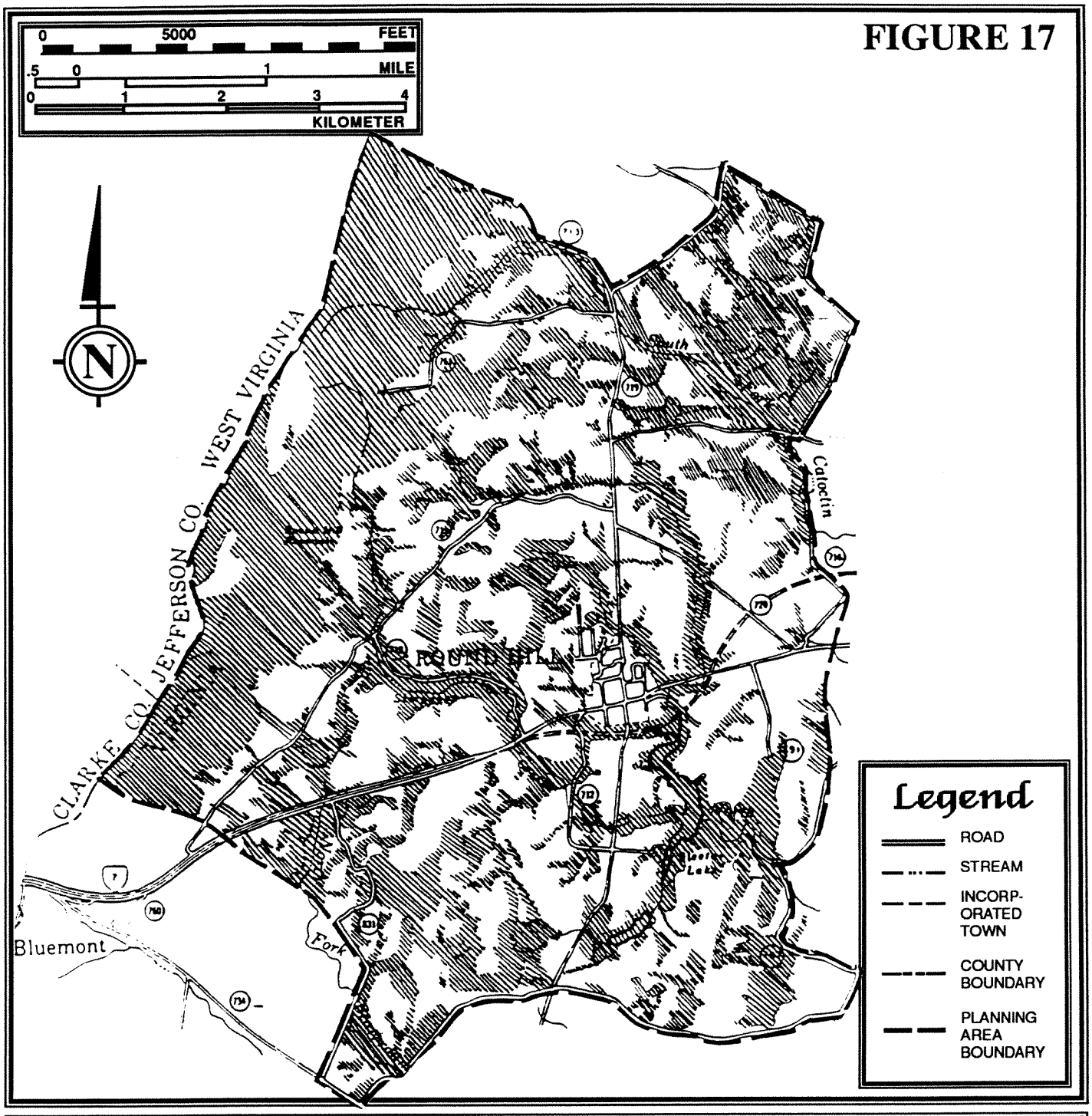
SEPTIC SUITABILITY

- VERY POOR
- POOR
- FAIR
- GOOD

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA

FIGURE 17



DEVELOPMENT POTENTIAL

AREAS WITH SOME LIMITATIONS ON DEVELOPMENT
(100-YR. FLOODPLAIN, SLOPES OF 15% OR GREATER, POOR SOIL)

AREAS GENERALLY SUITABLE FOR DEVELOPMENT
(NO SIGIFICANT ENVIRONMENTAL LIMITATIONS)

ROUND HILL AREA MANAGEMENT PLAN

LOUDOUN COUNTY, VIRGINIA